

1938 NJ-35

SOUTH AMBOY, NJ • 08879



Bennett WILLIAMS
NEW JERSEY, LLC

±4,154 SF

FOR SALE



ABOUT US

Since its founding in 1956, Bennett Williams Commercial has offered full commercial real estate services to the Central Pennsylvania region and beyond.

68

YEARS OF EXPERIENCE

65

TEAM MEMBERS

6

OFFICES



MISSION STATEMENT

Our mission is to provide exceptional full-service commercial real estate solutions that empower our clients to achieve their goals with confidence. Through our comprehensive expertise, unwavering dedication, and personalized approach, we aim to exceed expectations and build lasting relationships. By delivering innovative strategies, exceptional market insights, and unparalleled customer service, we strive to maximize value and success for our clients in every real estate endeavor.

VISION STATEMENT

Our vision is to become the industry leader and trusted partner in full-service real estate solutions, recognized for our unwavering commitment to excellence, innovation, and client-centric approach. We aspire to create lasting value and make a positive impact on the communities we serve. By continuously adapting to evolving market trends and leveraging cutting-edge technologies, we aim to redefine the standards of quality and deliver unmatched results for our clients. Through our collaborative culture, industry expertise, and unwavering integrity, we envision a future where our firm is synonymous with outstanding real estate services and unparalleled client satisfaction.

OUR LOCATIONS

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057



TOMMY CICCARONE JR. | ANTHONY CURCIO

FOR SALE INFORMATION: 484.947.5334 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY DETAILS

Township: Borough of Sayreville, Middlesex County, NJ

Zoning: B-3

Acre(s): .5327

Land SF: 23,205

Taxes: \$13,872

Asmt Value: \$233,700 (2024)

Building 1: ±1,984 SF

Building 2: ±2,170 SF

Total: ±4,154 SF



POPULATION

3 MILE- 67,424
5 MILE- 199,068
7 MILE- 414,520



EMPLOYEES

3 MILE- 16,165
5 MILE- 61,825
7 MILE- 150,660



AVERAGE HHI

3 MILE- \$120,889
5 MILE- \$120,417
7 MILE- \$137,686



HOUSEHOLDS

3 MILE- 26,236
5 MILE- 74,216
7 MILE- 153,315



MARKET OVERVIEW



SOUTH AMBOY MIDDLE HIGH SCHOOL



DUNKIN'



ShopRite

SITE

SAYVILLE PLAZA SC



Wawa

DUNKIN'

TACO BELL

GATEWAY SHOPPING CENTER

petco Marshalls GNC

DOLLAR TREE FIVE BELOW Panera

Advance Auto Parts Pep Boys Pep Boys at&t

OLD BRIDGE SQUARE

Walmart

FIVE GUYS SUBWAY

GameStop T-Mobile



MR. TIRE



ZONING B-3

**ZONING SCHEDULE I-B
USE REGULATIONS - COMMERCIAL DISTRICTS
BOUROGH OF SAYREVILLE, MIDDLESEX COUNTY, NEW JERSEY**

USES	B-1	B-2*	B-3	PO	MW*	PRIME
APARTMENT	-	A	-	-	-	-
AUTOMATIC CAR WASH	-	P	P	-	-	-
AUTOMOBILE REPAIR	-	P	P	-	-	-
AUTOMOBILE SALES	-	-	P	-	-	-
BAR	-	P	P	-	P	-
CHILD CARE CENTER	P	P	P	P	P	P
ESSENTIAL SERVICE	P	P	P	P	P	P
FINANCIAL INSTITUTION	P	P	-	-	-	-
FULL-SERVICE OR SUITE HOTEL	-	-	C	-	-	-
FUNERAL HOME	-	P	-	-	-	-
GASOLINE SERVICE STATION	-	C	C	-	-	-
HEALTH CLUB, GYM, OR RECREATIONAL FACILITY	P	P	P	A	A	P
HOUSE OF WORSHIP	C	C	C	C	C	C
INDOOR THEATER	-	-	P	-	-	-

**ZONING SCHEDULE I-B
USE REGULATIONS - COMMERCIAL DISTRICTS
BOUROGH OF SAYREVILLE, MIDDLESEX COUNTY, NEW JERSEY**

USES	B-1	B-2*	B-3	PO	MW*	PRIME
INSTITUTIONAL & PUBLIC USE	P	P	P	P	P	P
NIGHTCLUB	-	-	P	-	A	-
NURSING HOME, ASSISTED LIVING FACILITY, CONTINUING CARE RETIREMENT COMMUNITY	P	P	P	P	-	P
OFFICE	P	P**	P	P	P	A

USES	B-1	B-2*	B-3	PO	MW*	PRIME
OUTDOOR STORAGE	A	A	A	A	A	A
PARKING FACILITY/GARAGE (NON-TRUCK)	A	A	A	A	A	A
PARKING FOR PRINCIPAL USE	A	A	A	A	A	A
PUBLIC UTILITY	C	C	C	C	C	C
RESEARCH LABORATORY	-	-	-	P	-	-
RESTAURANT, EXCLUDING DRIVE-IN	P	P	P	-	P	A
RETAIL SALES & SERVICE	P	P	P	-	P	A
SIGNS	A	A	A	A	A	A
WATER-RELATED USE	-	-	-	-	P	-
WHOLESALE SALES & SERVICE	-	-	P	-	A	-
WIRELESS TELECOMMUNICATIONS FACILITY	SEE SECTION 26-87					
P = PERMITTED USE; C = CONDITIONAL USE; A = ACCESSORY USE						
*SEE SECTION 26-84.3 FOR PUD/PRD OPTIONS						

ZONING B-3 NOTES FROM COMPREHENSIVE PLAN

The Highway Business district area includes portions of the existing highway commercial uses along Routes 9 and 35. The area currently permits retail sales and services uses, business and other commercial uses. While the permitted types of businesses in this district will remain similar, the building and parking lot layouts, the types and styles of signage, landscaping, lighting and other design guidelines should be improved consistent with the Route 35 and Route 9 Overlay section within this plan.

The district is further intended to allow community and regional-scale commercial uses that rely heavily on automobile and truck access. Opportunities exist to improve community design in the areas planned for Highway Commercial land use. Future development, expansions, or building alterations need to follow the recommended community design guidelines. Benefits will include the creation of a more business friendly environment and improved circulation patterns on public streets and within the parking lots of existing businesses.

Several parcels within the B-3 district have sufficient depth to accommodate apartments or townhouses setback from Route 9 or 35. Direct access to the regional highway network and public transportation will likely be attractive to young working professionals.

Recommendations:

1. Implement community design improvements recommended in the Route 9 and Route 35 Overlay District
2. Investigate designating portions of this district as a rehabilitation designation to encourage reinvestment into properties.
3. Evaluate the potential for a limited number of condominium-style residential apartments or townhouses on deep properties that adjoin existing residential uses.

The Highway Business - Located adjacent to portions of Route 35, Route 9 and the Garden State Parkway, highway business zones (B-3) provide for larger scale, comprehensively planned, commercial development on lots that are 20,000 square feet or greater in area. The districts have developed in accordance with the Borough Zone Plan. Many properties in the B-3 zones are underutilized and do not project a favorable image for the Borough. Reinvestment and improved site and building design, signage, connections between adjoining uses and improved access management are needed. To improve this district, the Borough should investigate utilizing either rehabilitation or redevelopment powers, or a combination of the two powers.

ABOUT SAYREVILLE

The Borough of Sayreville is located in east-central NJ in Middlesex County, on the Raritan River, near Raritan Bay. Sayreville has an area of 16.3 square miles with a population of 40,337 and was settled about 1775 and incorporated in 1920.

Sayreville enjoys close proximity to several major roadways - the Garden State Parkway, New Jersey Turnpike, I-287, and Routes 1, 9 and 35.

Until the 1870s, Sayreville was an important river port. Originally known as Roundabout (for river bends here) and then as Wood's Landing, it was renamed in the 1870s for James R. Sayre, Jr., a co-owner of a brick company that once flourished here. Extensive clay deposits supported the brick industry from the early 1800s until 1970.

Although the borough remains well-known as an industrial town, the addition of many technology companies and a growing residential population has changed the landscape of this central New Jersey town. Currently, manufactured products include paints, chemicals, and processed food.

KEY DISTANCES

3.62 MILES TO
GARDEN STATE PARKWAY

7.3 MILES TO
I-95 & I-287

18 MILES TO
NEWARK AIRPORT

"\$2.5 BILLION WATERFRONT PROJECT WILL CREATE TOWN WITHIN A TOWN IN SAYREVILLE"

\$2.5 billion NJ waterfront development project off Garden State Parkway in Sayreville progressing

Construction of the long-awaited Bass Pro Shops is expected to begin next year at Riverton, an estimated \$2.5 billion waterfront walkable community planned on 418-acres on the Raritan River. *Alexander Lewis, Home News Tribune and Courier News*

SAYREVILLE – Construction of the long-awaited Bass Pro Shops is expected to begin before year's end at Riverton, the proposed [\\$2.5 billion mixed-use development at the former National Lead site.](#)

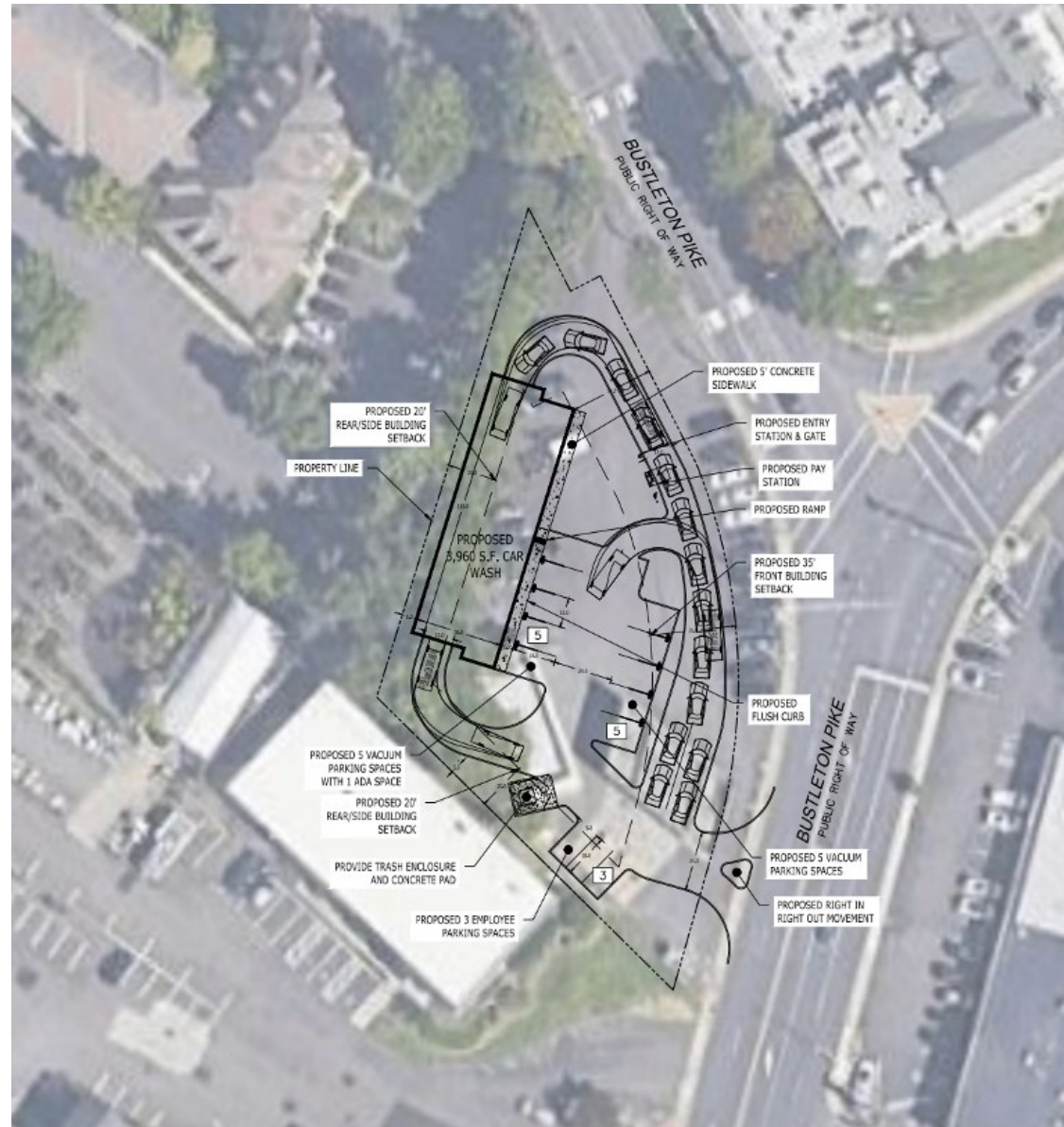
"Bass Pro Shops has told us it will be the largest, single-level Bass Pro Shop in the country," said Kevin Polston, project executive with North American Properties, the developer of the property.

"There will be a restaurant and they typically have a large aquarium, but we don't have the plans yet," said Mark Fetah, North American Properties' senior vice president of development. "They are still working internally with their design team to enrich the customer experience of the store to an even higher degree."

SOURCE: mycentraljersey.com



CARWASH LAYOUT



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About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

